

AND upon the full payment of all the said notes and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half commissions and expenses, to release and reconvey unto and at the cost of such party of the first part, such described land and premises.

AND it is further covenanted and agreed as follows:

(1) The Trustees are instructed to release from the lien of this deed of trust, land for easements and rights-of-way, and/or land to be dedicated for public use, such as streets, public and private utilities, sanitary sewer, water and storm sewer, such release to be made without curtailment of the debt secured thereby and at no cost to the party of the first part or his assigns and without the necessity of obtaining the prior consent of the holders of such notes.

(2) Upon payment of \$3500.00 per acre, plus interest on the amount prepaid to date of prepayment, the trustees are instructed to release from the lien of this deed of trust land, as shown on Exhibit B, attached hereto, in the following order: Parcel #2 shall be released upon the payment of Note 2 of 6; Parcel #1 shall be released last; and the last 10 acres of Parcel #1 shall not be released until the Party of the First Part shall have paid in full a separate deed of trust executed of even date herewith securing a 12 1/8 acre parcel of land conveyed from George J. Courembis to the Party of the First Part. Said 10 acre parcel shall be located in the northeastern corner of Parcel #1 of Exhibit B and said 10 acre parcel shall have 500 foot frontage on Dr. Perry Road; and partial releases on Parcels #3 and #4 shall be from the west to the east for the full distance from frontage on Dr. Perry Road, and the first land to be released in either Parcels #3 or #4 must start from the western boundary and be equal in width and parallel thereto and each succeeding release must be contiguous and follow in parallel sequence; provided, however, that the land selected for release shall not land lock from Dr. Perry Road any property remaining subject to the lien of this deed of trust. Such release payments shall apply against principal payments next and thereafter due.

(3) Payments made on account of principal shall entitle the party of the first part or his assigns to releases at the rate and in the manner provided in paragraph 2 above.

(4) The trustees are instructed to sign plats of subdivision and/or dedication as desired by and without cost to the party of the first part or his assigns other than that incurred in connection with the preparation and recordation of necessary instruments, provided, that, such subdivision or dedication meets the requirements of the agency or governing body having jurisdiction thereof.

(5) The holder of the notes shall have the right to occupy the premises and to farm land not required for development for a period of five (5) years from the date hereof, provided, however, that: (x) such possession and occupancy shall be terminated and vacated within one hundred eighty days (180) following notice by the party of the first part or